

After the [consultation](#) carried out last year, the Department for Levelling Up, Housing & Communities has recently announced reforms in the rules for short-term lets.

The aim of these provisions is intended to be twofold:

- To provide councils with a better understanding of the extent to which short-term lets are provided in their area.
- To address concerns that properties let out on this basis are limiting housing options for local residents. The nature of the demand for short-term lets is such that the majority of these properties are concentrated in a small number of council areas.

## New Measures

A new mandatory national register is to be introduced, with the intention of providing councils with information on short-term lets in their area. However, it remains to be confirmed what information and level of detail will need to be provided.

Additionally, a new use class (Use Class C5) is to be introduced for short-term lets that are not used as a sole or main home. The consultation explains that this is intended to provide councils with the opportunity to consider applications for new short-term lets, and give them greater control by having the ability to grant planning permission subject to a condition restricting further changes of use without a subsequent planning application being submitted.

Notably, however, all existing dedicated short-term lets will benefit from automatic reclassification to the new Use Class C5. Concerns have therefore been raised as to whether, in practice, the reforms will assist in alleviating housing supply issues in the manner envisaged.

Finally, new permitted development rights have also now been introduced. These are:

- Change of use from a dwellinghouse (Use Class C3) to a short-term let (Use Class C5)
- Change of use from a short-term let (Use Class C5) to a dwellinghouse (Use Class C3)

These rights may not apply universally. Given both the concerns raised regarding the automatic reclassification of existing short-term lets to Use Class C5, and the fact that the issue is primarily concentrated in specific council districts, it is foreseeable that Article 4 Directions will be introduced by councils to disapply the above permitted development rights.

## Exclusions

It has also been confirmed that homeowners will be able to let out their main or sole home for up to 90 nights per year without the need for planning permission. These changes will also not affect hotels, hostels and B&Bs.

## Next Steps

Details on the implementation of these new rules are still to be published, and the government has announced that they will be shared with its response to the consultation. Changes are expected to be introduced from this summer, although a definitive timeline is not yet available.

If you have any queries about how the new rules will affect any current or future short-term lets, do not hesitate to contact a member of our Planning team.

## Contacts

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